

Midway Quay, Eastbourne BN23

£249,950 Leasehold

2 Bedrooms | 2 Bathrooms | 1 Reception

IVY GATE™



Summary:

Ivy Gate is delighted to present this immaculately presented waterside apartment located in the sought-after North Harbour on The Boardwalk Development. Boasting stunning views across the inner harbour, this exceptional home offers a private and sunny balcony, perfect for relaxing and soaking in the picturesque surroundings. The property features two spacious double bedrooms, a modern interior with many recent updates, and a bright, airy open-plan living space that seamlessly blends style and comfort. The current owner has undertaken extensive upgrades, including new windows, balcony doors, kitchen, hot water system, panel wall heaters and upgrades to the bathroom and ensuite, ensuring a stylish and energy-efficient living environment. With its prime waterfront location and immaculate presentation, this apartment is ideal for those seeking a luxurious coastal lifestyle. Early viewing is highly recommended. Sovereign Harbour is home to The Waterfront, a vibrant hub of restaurants and cafés, perfect for relaxed dining and socialising. The area also benefits from a large retail park, catering to everyday shopping needs. Just a short drive away, Eastbourne's seafront and town centre offer further leisure, shopping, and cultural attractions. As a charming Victorian seaside town, Eastbourne boasts a historic pier, promenade, and theatres, as well as its shingle beaches and scenic coastal walks, including the iconic Beachy Head and South Downs National Park—making it an

Stunning Harbour views

Ideal for permanent residents or a coastal retreat

Spacious double bedrooms

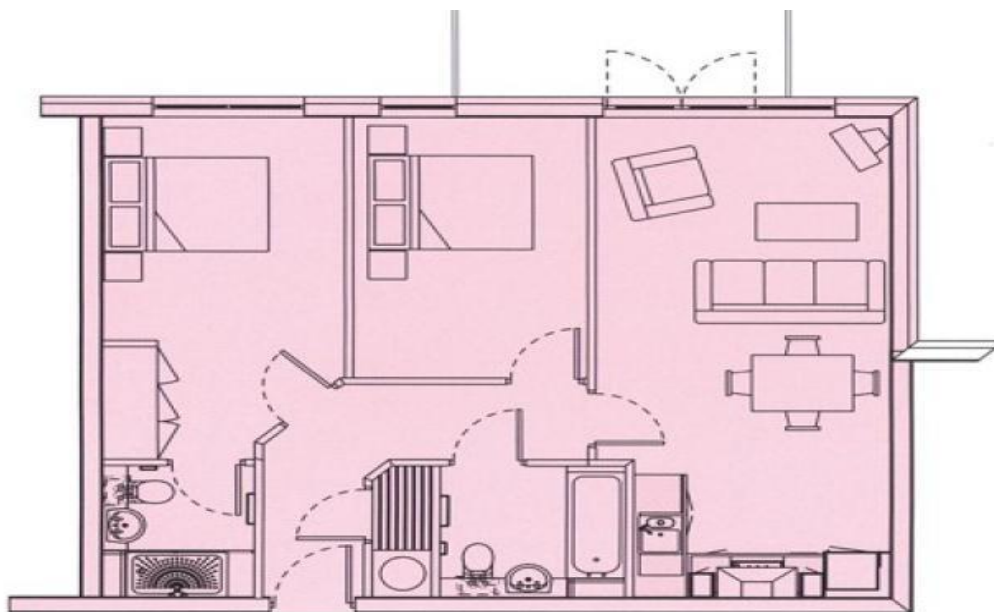
Modern Interior with recent updates

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ROOM	METRIC	IMPERIAL
Lounge	5.702 x 3.487	18'8" x 11'5"
Kitchen	3.040 x 1.963	10'0" x 6'5"
Family Bathroom	2.200 x 2.100	7'3" x 6'11"
Master Bedroom	5.468 x 2.857	17'11" x 9'4"
En-Suite	2.100 x 1.800	6'11" x 5'11"
Bedroom 2	4.168 x 2.780	13'8" x 9'1"

Tenure: Leasehold

Council Tax: D

Local Authority: Eastbourne Borough Council

EPC Rating: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	85 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in the offer process.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are intended as a guide and act as information to prospective buyers. They are not an offer or contract, or part of one. All details, areas, measurements floorplans and distances referred to are given as a guide only and should not be relied upon, they are approximate and illustrative only and **not to scale**. Lease details, service charges and ground rent (where applicable) are given as a guide only and the agent has not had sight of the original documentation, they should be checked by your solicitor prior to exchange of contracts.